



Engineering & Property Management Sustainability Newsletter

1st Quarter FY 2017

IN THIS ISSUE: Stormwater Division's Improved Stormwater Ordinance

What better way to kick off the 1st quarter of the E&PM sustainability newsletter, than to highlight an improved stormwater ordinance that came into effect on July 1st 2016.

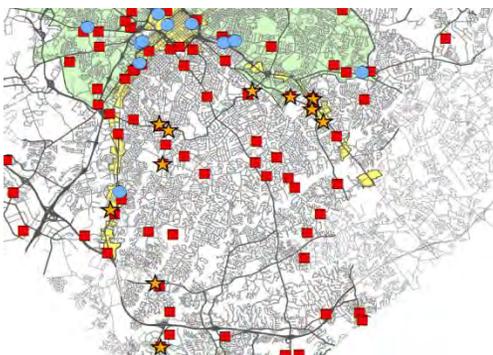
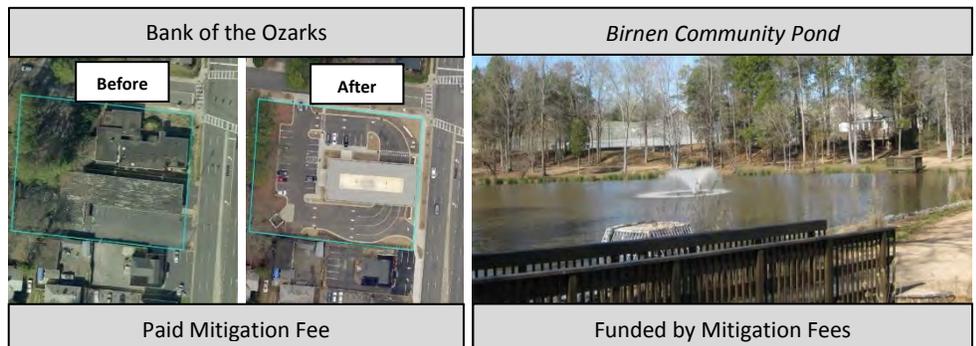
Redevelopment sites often face substantial challenges accommodating stormwater controls on-site, so including an offsite stormwater mitigation option not only adds flexibility for developers, but it also acts as a catalyst for more economic redevelopment of the sites to which it is applied, and contributes to the environmental and social wellbeing of the community in which it is in.

On October 27, 2014, City Council requested the City Manager to convene a task force made up of Environmental and Development industry experts, to develop recommendations for revisions to the City's Post-Construction Stormwater Ordinance related to in-lieu mitigation fee options for redevelopment projects. The City Council also directed Storm Water Services staff to facilitate task force meetings, to begin in January 2015 and conclude no later than January 2016. Staff coordinated this task force and held 19 meetings to discuss options to include in a consensus agreement.

The task force reached a consensus agreement on November 12, 2015. The three key changes to the Post-Construction Stormwater Ordinance in this consensus agreement are:

- Makes permanent the option for redevelopment projects to pay a mitigation fee
- Added protection of quality streams downstream from redevelopment projects
- Added on-site control requirements that are low cost and feasible on most redevelopment sites

One example of a project that paid the mitigation fee is Bank of the Ozarks, which due to a high density urban environment, could not dedicate space for on-site stormwater treatment. The Birnen Community Pond is one such project that has benefited through mitigation fees.



During the pilot test from 2014 through 2016, ten sites marked with orange stars have used the stormwater mitigation fee, which lead to a collection of \$756,000 that will be used to fund future off site mitigation projects such as Birnen Community Pond.

On February 1, 2016, the Environment Committee (Autry, Mitchell, Austin, and Kinsey; Fallon was not present) voted unanimously to approve the revised Post-Construction Stormwater Ordinance. As a result, more communities will receive aesthetic stormwater retention ponds which will benefit the local environment and offer a place of respite for the residents.